

168.0

0002

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

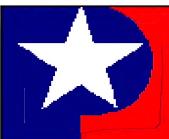
530,000 / 530,000

USE VALUE:

530,000 / 530,000

ASSESSED:

530,000 / 530,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HORNE MICHAEL J	
Owner 2:	
Owner 3:	

Street 1: 70 RHINECLIFF ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HORNE MICHAEL J -	
Owner 2: -	
Street 1: 70 RHINECLIFF ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1947, having primarily Vinyl Exterior and 749 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
6000	Sq. Ft.
Site	
0	70.
1.00	7

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6000	Sq. Ft.	Site	0	70.	1.00	7								420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	110,000		420,000	530,000		111104
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18

PREVIOUS ASSESSMENT								Parcel ID	168.0-0002-0019.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	110,000	0	6,000.	420,000	530,000	Year end	12/23/2021	
2021	101	FV	106,400	0	6,000.	420,000	526,400	Year End Roll	12/10/2020	
2020	101	FV	106,400	0	6,000.	420,000	526,400	526,400 Year End Roll	12/18/2019	
2019	101	FV	93,700	0	6,000.	420,000	513,700	513,700 Year End Roll	1/3/2019	
2018	101	FV	93,600	0	6,000.	354,000	447,600	447,600 Year End Roll	12/20/2017	
2017	101	FV	93,600	0	6,000.	324,000	417,600	417,600 Year End Roll	1/3/2017	
2016	101	FV	93,600	0	6,000.	276,000	369,600	369,600 Year End	1/4/2016	
2015	101	FV	93,100	0	6,000.	240,000	333,100	333,100 Year End Roll	12/11/2014	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MORSE ANNA	1224-117		7/1/2000		210,000	No	No			12981
	616-20		1/9/1959			No	No	N		

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/1/2018		MEAS&NOTICE							HS			Hanne S					
10/21/2008		Meas/Inspect							355			PATRIOT					
12/15/2000		MLS							MM			Mary M					
1/24/2000		Inspected							264			PATRIOT					
12/13/1999		Measured							264			PATRIOT					
7/21/1993									RV								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			PDAS. SUMP IN BMT.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 9 - Crawl Space				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1947	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	31%			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 1 - Drywall				Functional:		%		Interior:	1	4	2	1							
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	31%			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 100.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals	1	4	2								
Insulation: 2 - Typical				Adj \$ / SQ: 134.987															
Int vs Ext: S				Other Features: 55000															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac:	NO		Adj Total: 159443															
% Com Wal		% Sprinkled		Depreciation: 49427															
				Depreciated Total: 110016															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:									
PARCEL ID 168.0-0002-0019.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X12	A	FR	1985	0.00	T	34	101							
More: N				Total Yard Items:				Total Special Features:				Total:							

24' x 30'

FFL BMT ENT WDK

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	720	134.990	97,190	BMT	20	RRM	20	F	
BMT	Basement	144	43.090	6,205						
ENT	ENTRY	30	26.400	792						
WDK	Deck	16	16.000	256						
Net Sketched Area: 910				Total: 104,443						
Size Ad	720	Gross Area	1486	FinArea	749					

IMAGE

AssessPro Patriot Properties, Inc